



ZONING BOARD OF APPEALS
TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CT 06107-2431
TEL: (860) 561-7555 FAX: (860) 561-7504
www.westhartfordct.gov

Petition # 05-20
Fee \$ 430.00

ZONING APPLICATION FOR: (check one of the following)

☐ VARIANCE

☒ SPECIAL EXCEPTION

☐ APPEAL RULING OF ZONING
ENFORCEMENT OFFICER

☐ MOTOR VEHICLE DEALER/
REPAIRER LOCATION APPROVAL

LOCATION OF
PROPERTY

36 Haynes Road, West Hartford, CT

Nursery & Hardscape
(NEAREST CROSS STREET)

(LOT #)

(ZONING DISTRICT)

APPLICANT

Kevin Masse
(NAME)

36 Haynes Rd. West Hartford, CT
(ADDRESS)

716 860 8280
(TELEPHONE #)

Kevinmasse@gmail.com
(EMAIL)

APPLICANT'S INTEREST IN PROPERTY Owner

RECORD OWNER OF PROPERTY Kevin Masse
(Name)

See above
(Address)

DATE OF PROPERTY ACQUIRED BY PRESENT OWNER 3/16/2017

DESCRIBE YOUR APPLICATION: Include applicable sections of the Zoning Ordinance. For applications for a VARIANCE, state legal hardship. Attach second sheet, if necessary. This application must be accompanied by the required fee, site plan(s), and any other information required by the Zoning Ordinance, or Rules of the Board.

See attached

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Board and Staff inspections of the site. *Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)*

Kevin Masse
SIGNATURE OF PROPERTY OWNER & DATE
(Also print or type clearly)

U:\SharedDocuments\ZBA\zba-zoningapplication_March2016

Kevin Masse
SIGNATURE OF APPLICANT & DATE
(Also print or type clearly)

WEST HARTFORD ZONING BOARD OF APPEALS

SPECIAL EXCEPTION (177-49)

INFORMATION SHEET

LOCATION: 36 Hynes Road, West Hartford, CT

APPLICANT: Kevin Masse

TYPE OF SPECIAL EXCEPTION: _____

PROPOSED HOURS OF BUSINESS:

Pick up by appointment only →
WEEKDAY HOURS: 9a-6p (T, F, S, M)
EVENING HOURS: N/A
WEEKEND HOURS: 9a-6p (Sundays)

NUMBER OF PARKING SPACES: 4 (Driveway)

NUMBER OF EMPLOYEES: 0

LOCATION OF OFFICE AREA FOR BUSINESS OFFICE: _____

Home kitchen only

NUMBER OF CLIENTS PER DAY: ~5 or less

ADDITIONAL INFORMATION: This permit would allow

my customers to pick their bread up at my home.

All products (Bread & Granola) are pre ordered and would be available for pick up by appointment only.

To: West Hartford Town Board

From: Small State Provisions

Re: Special Exception Zoning Permit, 36 Haynes Road West Hartford, CT

Small State Provisions is a newly opened Cottage Food operator, located at 36 Haynes Road in West Hartford CT. Founded by West Hartford resident Kevin Masse, Small State Provisions sells naturally leavened Sourdough Bread and Olive Oil Maple Granola. Kevin Masse is an industry leader in the world of social media partnerships, specifically within the food space, and currently works for Bake from Scratch magazine. As a passionate home baker, he has been making bread for years, and is excited to be able to offer bread through the recently passed Cottage Food Legislation in West Hartford.

Small State Provisions sells made to order bread and Olive Oil Maple Granola, all bread is produced to order and currently on a baking schedule of Monday, Tuesday, Friday and Sunday. On these days, Small State Provisions would like to have customers pick up their bread at 36 Haynes Road, during normal business hours. Currently, Small State Provisions is baking and delivering approx. 20-25 loaves of bread per week, or about 5 to 6 loaves per bake day.

On bake days, customers will come to 36 Haynes Road where their bread will be available for them to pick up. Payment is for the most part, handled prior to the customer receiving their products. Pick up for items purchased would be between the hours of 10AM and 6PM. Customers will be instructed to park in our driveway when they pick up.

Traffic for this will be minimal and should not have any impact to the volume of traffic moving through the neighborhood.

I am excited to be part of early phase of the Cottage Industry here in West Hartford and I am looking forward to growing this operation with the goal of shifting to a commercial space down the road.

I appreciate the time and attention to this matter and will look forward to the board's decision regarding this application.

Best

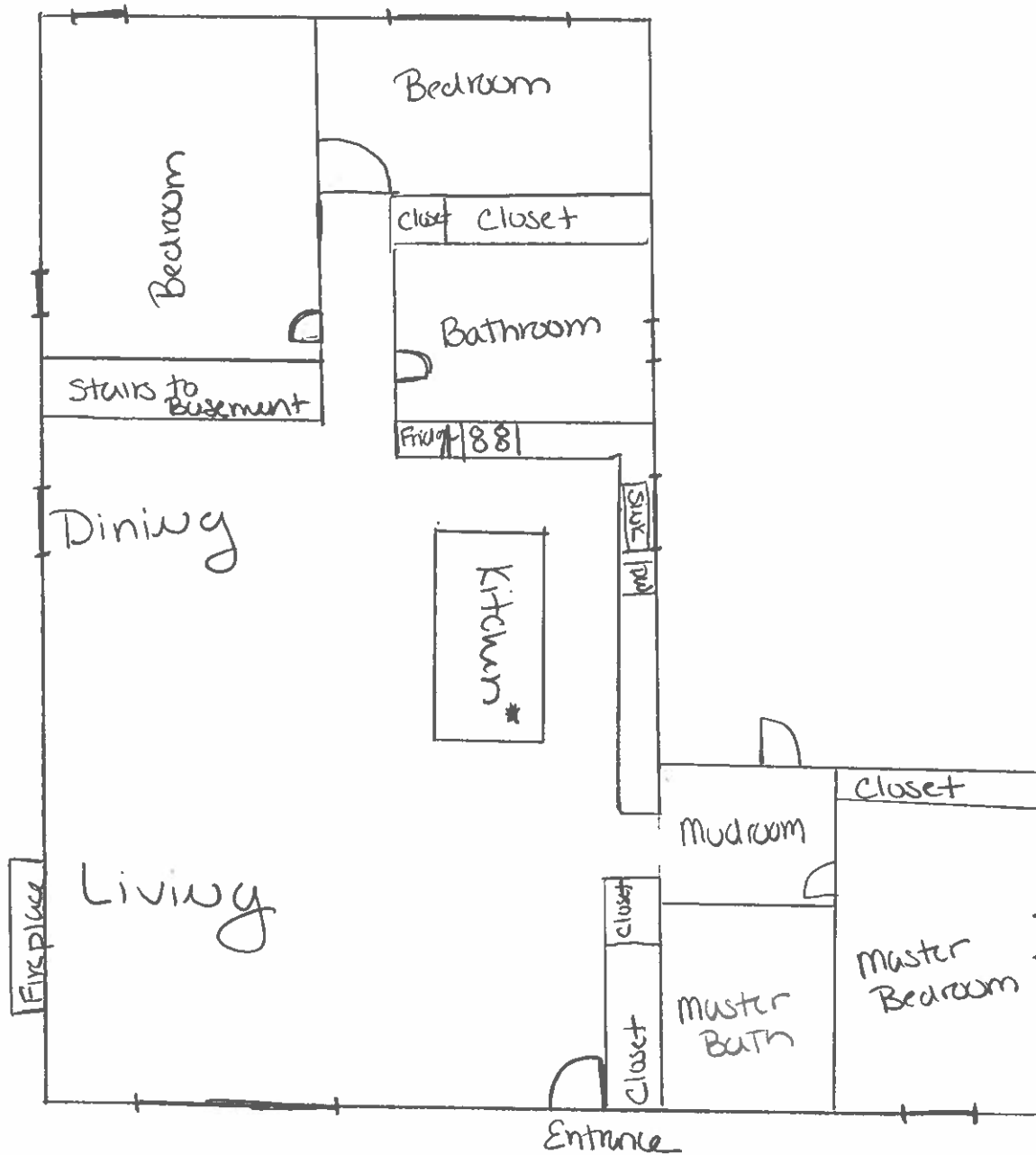
Kevin Masse

Owner, Small State Provisions

[Instagram.com/smallstate](https://www.instagram.com/smallstate)

36 Haynes Road
West Hartford, CT
06117

* Area used for Cottage Food Operation
Kitchen only



Haynes Road



Certificate of Achievement



This certificate is awarded to
KEVIN MASSE

Congratulations! You have completed
ServSafe® Food Handler
Employee Food Safety Online Course and Exam



Certificate Number **4034816** Date **8/18/2019**

Expiration Date **8/18/2022**

National Restaurant Association
233 S. Wacker Drive, Suite 3600
Chicago, IL 60606-6383
800.765.2122 in Chicago area 312.715.1010
Restaurant.org | ServSafe.com

STATE OF CONNECTICUT DEPARTMENT OF CONSUMER PROTECTION

This is your license certificate. This certificate shall be displayed where you sell your cottage food products and shown to any properly interested person on request. Do not attempt to make any changes or alter this certificate in any way. This license is not transferable.

This license allows the holder to produce only those cottage food products approved by this Department and as listed on the Department's website at www.ct.gov/dcp. All cottage food products must be sold direct to consumer.

In an effort to be more efficient and Go Green, the department asks that you keep your email information with our office current. All renewal notifications and certificates will only be emailed to the last reported email on record.

Questions regarding this license can be directed to the Food & Standards Division at dcp.foodandstandards@ct.gov.

Mailing address:

**KEVIN MASSE
36 HAYNES RD**

WEST HARTFORD, CT 06117-2729

Email on file to be used for receiving all notices from this office:

kevmasse.p@gmail.com

STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION

Be it known that

**KEVIN MASSE
SMALL STATE PROVISIONS**

has been certified by the Department of Consumer Protection as a licensed

COTTAGE FOOD OPERATION

License #: CFO.0000209

Effective Date: 02/29/2020

Expiration Date: 02/28/2021

verify online at www.elicense.ct.gov

Michelle Seagull

Michelle Seagull, Commissioner